

02 March 2020

LL & HG Munro
496 Halkett Road
RD 1
Christchurch 7671

Dear Sir or Madam,

Reference Number: BC192333

Project Location: 13 Hart Place

Lake Coleridge

Legal Description: LOT 8 DP 348241

Project Description: 4 Bedroom domestic dwelling with attached garage

IR Number: 5

Inspection Results:

FLOOR SLAB - 28 Feb 2020 @ 11:17 by Matthew Talbot

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

FRAMING / PRE-WRAP - 28 Feb 2020 @ 11:17 by Matthew Talbot

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

CONCRETE / TILT PANEL / STEEL FRAME - 28 Feb 2020 @ 11:17 by Matthew Talbot

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

DECK / ROOF MEMBRANE - 28 Feb 2020 @ 11:17 by Matthew Talbot

Inspection Outcome: **PASS** - The BCA is satisfied, on reasonable grounds, that the aspects of building work pertaining to this inspection demonstrate compliance with the building consent.

Your next inspection will be: **Post Wrap / Cavity**

Please contact us 48 hours before you require this to book your inspection.

Please ensure all work for inspection is ready the day before. All re-inspections will incur an additional inspection fee.

Unresolved Matters:

The following issues are noted as still to be resolved:

Inspection: Wastepipes on 10 Feb 2020 by Daryl Fortuin

G13: Foul Water: 1. 1/ Pipework tests must be provided (AS/NZS 3500 system).

2/ Please provide an As built layout for all the under-slab drainage pipes with Vents.

Inspection: Drainage on 18 Feb 2020 by Carl Petersen

E1/VM 1: Drainage: 1. The stormwater outfall on site does not comply with the approved detail. As the approved detail will not achieve soakage due to site conditions, please provide from a suitably qualified design professional an alternative plan to ensure compliance with NZBC E1 is achieved.

Outstanding Required Documents for this Building

Wastepipes

- G13: Underslab plumbing as-built & plumbers details

Framing / Pre-wrap

- B1: B1: Constructure Engineering Site Report Steel And Timber Beams And Lintels After Erection Prior To Lining.
- B1: Truss certification

Deck / Roof membrane

- E2: Waterproof membrane - Product & installer warranties

Preline

- B1: B1: Constructure Engineering Site Report Loadbearing Wall Studs And Bracing Elements During Installation Prior To Lining.
- G12: Pipework pressure test documentation

Internal Membrane

- E3: Internal waterproofing membrane product & installer warranties

Drainage

- E1: Stormwater Drain As-built Plans

Final

- B1: B1: Constructure Engineering PS4
- E2: Wall Cladding - Product Installer Warranties From A Classic Stone Ltd Approved And Trained Applicator.
- Form 6a - LBP record of building work - Foundations
- Form 6a - LBP record of building work - Carpentry
- Form 6 - CCC application
- E2: Wall cladding - Product & installer warranties
- E2: Roof cladding - Product & installer warranties
- G9: Energy works certificate
- G10 & G11: Energy works certificate
- G12: Pipework pressure test documentation

History

Inspection Name

Siting and Site Scrape Inspection
 Prepour
 Wastepipes

Floor Slab
 Framing / Pre-wrap
 Concrete / Tilt panel / Steel frame
 Post Wrap / Cavity
 Deck / Roof membrane
 Preline
 Internal Membrane
 Drainage

Final

Summary

PASS - 11 Feb 2020

PASS - 12 Feb 2020

FAIL - 10 Feb 2020

View at next inspection

PASS - 28 Feb 2020

PASS - 28 Feb 2020

PASS - 28 Feb 2020

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PASS - 28 Feb 2020

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FAIL - 18 Feb 2020

View at next inspection

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Yours Sincerely,

Matthew Talbot
Building Control Officer
On behalf of: Selwyn District Council